

Springfield UGB Planning: Stakeholder Committee Meeting #1

Presented by:

ECONorthwest

and

Winterbrook Planning

April 24, 2008

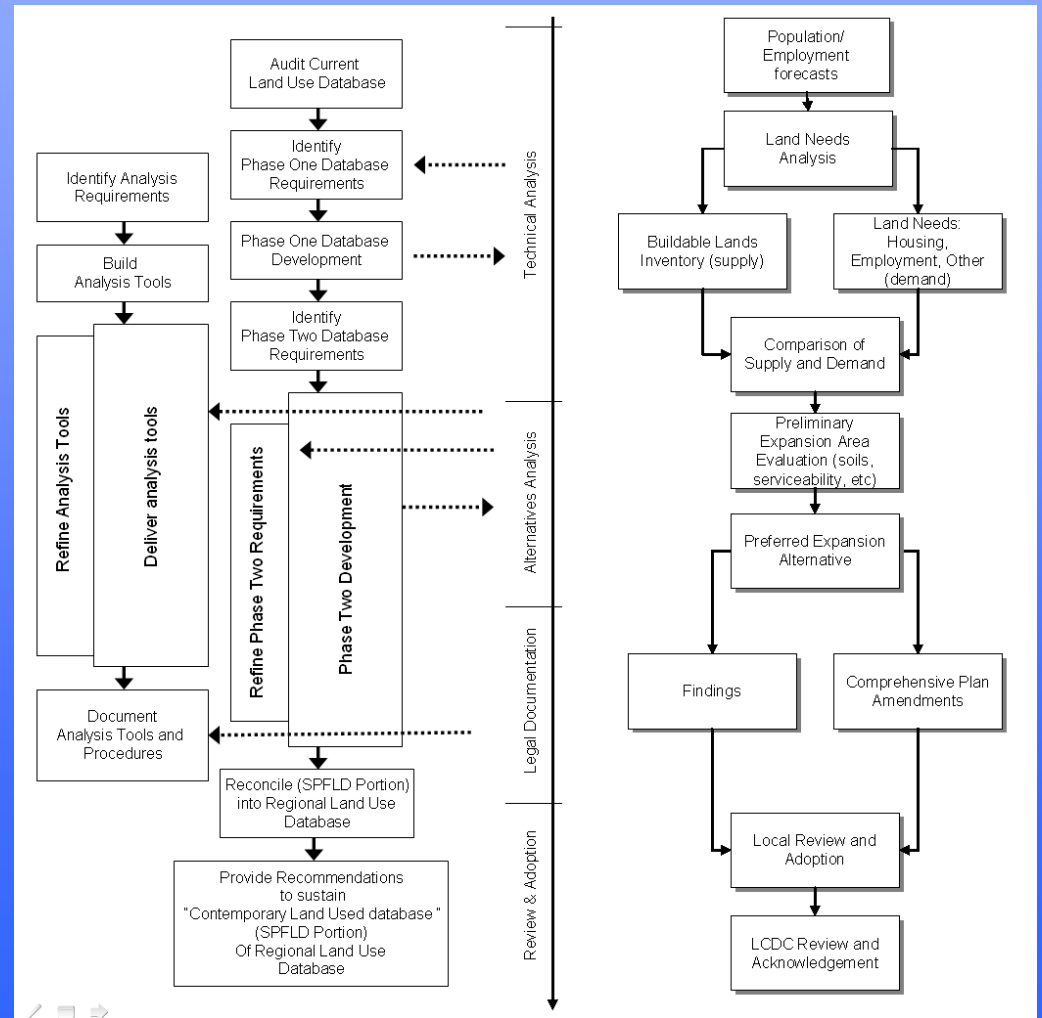
What is this project about?

- Big Picture: Review of Springfield UGB
 - Address HB 3337
 - Comply with statewide planning goals
 - Identify land needed for housing, jobs, and other uses
 - Evaluate alternative expansion areas
- Prepare a package for consideration by Council

Work Program

Two tracks

- Track 1: DSD technical work related to UGB review
- Track 2: PW contemporary land use database enhancements

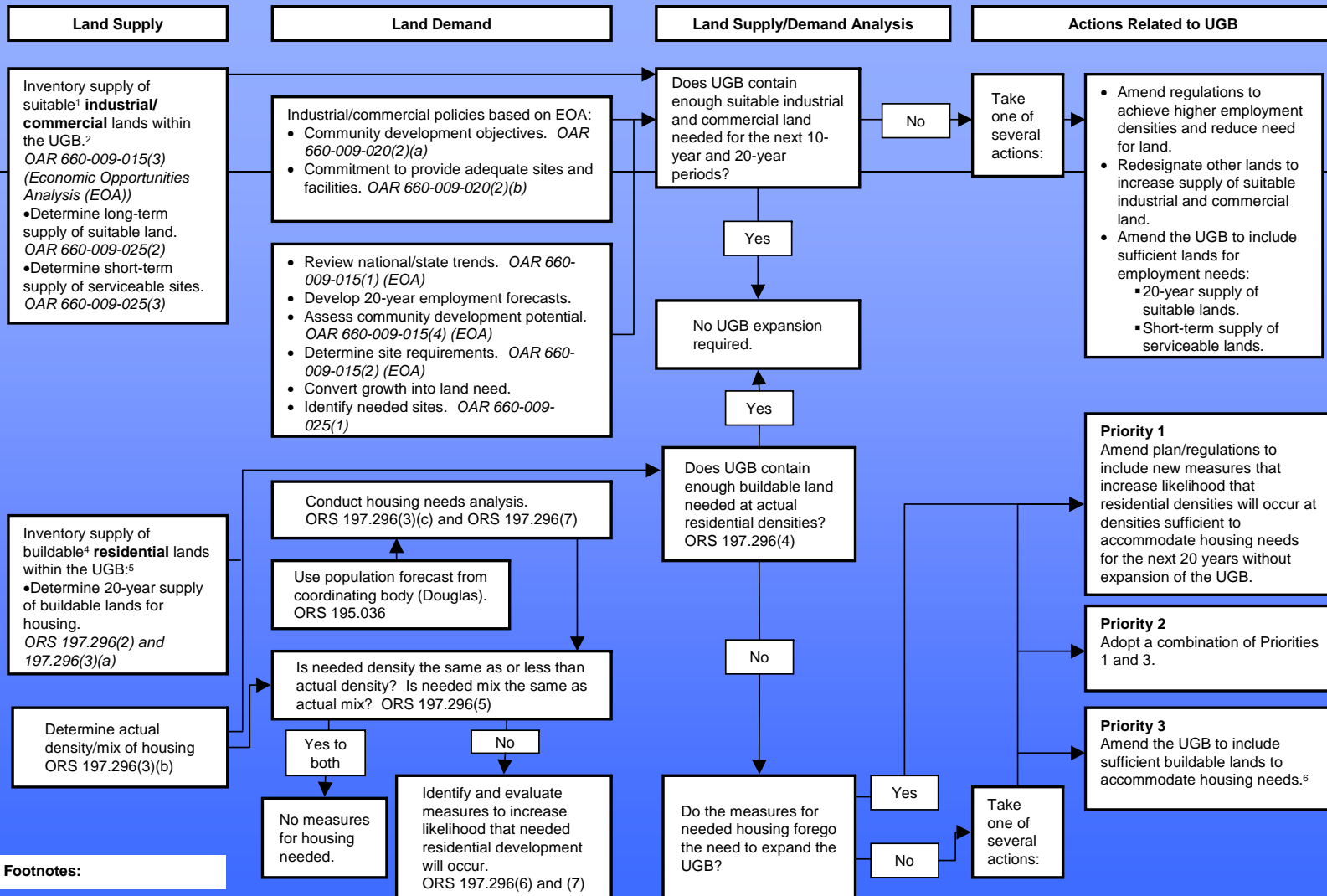


Track 1 Elements

- Project oversight and coordination
- Public input & review
- Community development vision
- Commercial and Industrial land inventory
- Economic opportunities analysis
- Economic development strategy
- Policy options for land deficiencies
- UGB alternatives analysis

What the State requires

State Policy: It's complicated



1 A site is suitable for industrial or commercial use if the site provides for the site requirements of the proposed use or category of use now or within the planning period. OAR 660-009-0005(5)

2 The planning area for an EOA is defined as areas within the UGB. OAR 660-009-0005

3 A site is serviceable if it has public facilities at the site now or they can be extended within one year and they have adequate capacity now or within one year. OAR 660-009-0005(6)

4 Buildable lands means vacant and redevelopable lands in urban and urbanizable areas that are suitable, available and necessary for residential uses. ORS 197.295(2)

5 Goal 14 requires UGB amendments to be adopted by Roseburg and Douglas County. OAR 660-015-0000(14)

Policy Context

UGB expansion must meet intent of statewide planning goals

- Goal 9 – Economy
- Goal 10 – Housing
- Goal 11 – Public facilities
- Goal 12 – Transportation
- Goal 14 – Urbanization
- ORS 197.298 – Priority for inclusion of land in UGB

Goal 9: Economy

OAR 660-009 requires:

- Economic Opportunities Analysis (OAR 660-009-0015)
- Economic Development Objectives (OAR 660-009-0020)
- Designate lands for commercial and industrial uses (OAR 660-009-0025)
- Identify desired types of employment uses
- Determine their required site characteristics

Goal 10: Housing

- ORS 197.303 defines needed housing types:
 - Single-family, multifamily, manufactured and government assisted
- Goal 10 and OAR 660-008 require:
 - Housing needs analysis
 - Analysis of national, state and local trends
 - Historical density and mix
 - Needed housing by price and type
 - 20-year supply of buildable land
- Housing needs analysis is in process

Goals 5 and 7

Natural resources and natural hazards

- Identify probable natural resource sites outside UGB
- Identify unsuitable natural hazard areas (slopes, floodplain)
- Factor into buildable lands and alternatives analysis

Goals 8 and 11

Recreation and Public Facilities

- Identify land needs for public and semi-public needs
- Parks, schools, religious and fraternal organizations
- Streets and public facilities

ORS 197.298 Priority Scheme

- Urban Reserve Land
Springfield does not have urban reserve areas
- Exception Area or Nonresource Land
May include resource land that is completely surrounded by exception areas
- Marginal Land
Lane County is a marginal land county
- Resource Land
Ag and Forest; by site productivity – least to most productive

Goal 14: Urbanization

Goal 14 includes four factors for consideration of UGB expansions:

- Efficient accommodation of identified land needs;
- Orderly and economic provision of public facilities and services;
- Comparative environmental, energy, economic and social consequences; and
- Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

City Council's Direction

Reasonable, simple analysis

- Use assumptions:
 - That are reasonable and defensible
 - Provide for a range of site sizes and types
 - Address land needs while being legally defensible
- Avoid getting stuck on the details
- Keep the analysis as simple as possible

Future flexibility

- Policies should provide flexibility
 - Different approaches to managing land uses
 - Acknowledge similarities in site needs for some commercial and industrial firms
 - Anticipate changes in needs for services and amenities

Consider costs and opportunities

- Pay attention to development costs
 - Consider redevelopment costs
 - Recognize that some areas may be costly to service
- Capitalize on existing opportunities

Get the job done!

- Focus on outcomes, not process
 - Key community development objectives
 - Housing
 - Economic development
 - Public services
 - Provide enough land to meet 20-year growth forecast
- Develop a package in 12 months or less